

FOR LEASE > RETAIL

# Tuesday Morning Plaza

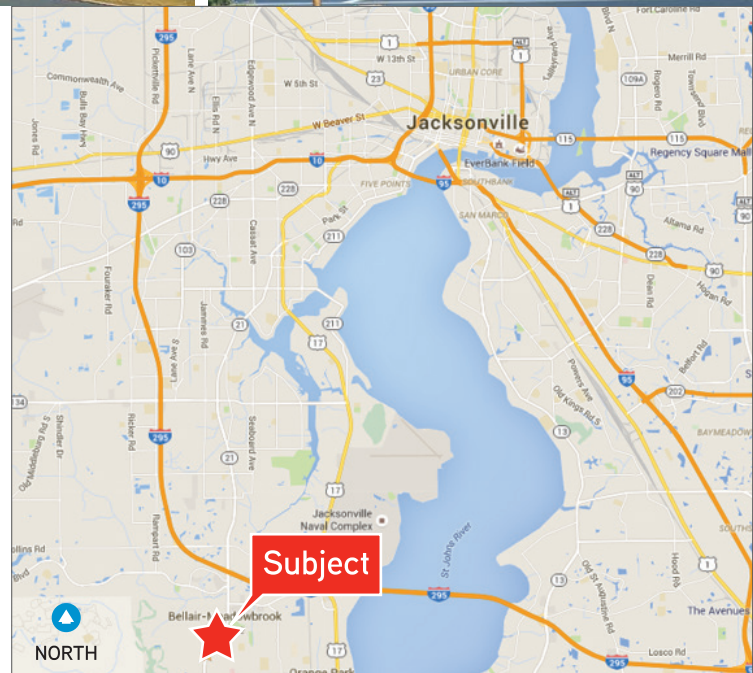
291-319 BLANDING BOULEVARD, ORANGE PARK, FL 32073

84,933± SF SHOPPING CENTER



## Property Features

- > In the heart of the Orange Park retail market with 60,000± cars per day in front of site
- > Anchored by Tuesday Morning, Save-a-lot and Dollar General, What-A-Burger
- > Located at traffic light (Blanding Blvd & Blairmore Blvd) SE Quadrant
- > Available Size Units: 1,200± SF to 20,000± SF
- > Excellent access and visibility
- > Ample amount of parking spaces (600±)
- > Plaza recently renovated (new paint, seal coated and stripped parking lot, lighting, etc. )
- > Nearby retailers: Winn Dixie, Rooms To Go Outlet, Roadhouse Restaurant, Sherwin Williams, VyStar Credit Union & many more
- > Close proximity to the Orange park Medical Center and Regional Mall
- > Quick and easy access to the Interstate (I-295)
- > Operating Expenses/CAM/NNN: \$3.00 per SF
- > Lease Rate: \$10.00/SF - \$14.00/SF (NNN)



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# Aerial

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Demographics	1 Mile	3 Mile	5 Mile
2021 Projection	9,602	65,249	150,200
2016 Estimate	9,353	62,646	142,657
2016 Est. Avg. HH Income	\$59,603	\$70,233	\$75,178

Source: Nielson

Traffic Count	Daily
Blanding Blvd	60,000±
Kingsley Ave	29,000±

Source: Florida Department of Transportation (FDOT)

# Site Plan - 14,400± SF Available

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Unit	Tenant Name	Unit SF
289	Whataburger	2,778
291	Tuesday Morning, Inc	18,364
291-D	Smiley Academy LLC	1,536
291-E	Smiley Academy LLC	1,300
293	VACANT	2,400±
295	Smoke City	1,800
297-299	Dollar General	6,800
303	Mattress Store	2,500±

Unit	Tenant Name	Unit SF
305-A	#1 China	1,273
305-B	Style Cutz Barbershop	1,297
305-C	Seafood Shack	1,297
305-D	C & I Liquor Store	1,297
305-E	C & I Liquor Store	1,521
307	VACANT (DIVIDABLE)	12,000±
309	Beauty Alliance Salon Centric	5,000
311	VyStar Credit Union ATM	-

Unit	Tenant Name	Unit SF
311-1	Catapult Learning	1,326
311-2	Catapult Learning	1,200±
311-3	Island Imports and More, Inc.	1,200
311-4	Sav-a-lot	15,050
311-7	Budget Rent a Car	1,200
311-8	Abba Kairos Tattoos	1,200±
311-9	Buddy's Bi-Rite Furniture	6,000
311-10	Mist Bar and Lounge	8,050
319	Hook Fish & Chicken Restaurant	1,595

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# Property Photos

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## Contact Us

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